FINAL PHASE I

ENVIRONMENTAL SITE ASSESSMENT

ALLIEDSIGNAL FLUORGLAS

MC CAFFREY STREET MANUFACTURING FACILITY
HOOSICK FALLS, NEW YORK 12090

PREPARED FOR

FURON

MARCH 1996

PREPARED BY

PARSONS ENGINEERING SCIENCE, INC.

PRUDENTIAL CENTER
BOSTON, MASSACHUSETTS 02199

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LIST OF ACRONYMS

AOC	Area of Concern
ASTM	American Society for Testing Materials
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
ERNS	Emergency Response Notification System
FINDS	Facility Index Data System
HAZMAT	Harzardous Material
HMIRS	Hazardous Materials Incident Report System Information System
kg	Kilograms
lbs	pounds
LUST	Leaking Underground Storage Tank
NPL	National Priorities List
NYSDEC	New York State Department of Environmental Conservation
PADS	PCB Activity Database
PCBs	Polychlorinated Biphenyls
RAATS	RCRA Administrative Action Tracking System
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Information System
SWMU	Solid Waste Management Unit
TRIS	Toxic release Inventory System
TSCA	Toxic Substances Control Act
TSD	Treatment, Storage and Disposal
TSDF	Treatment, Storage and Disposal Facility
USEPA	United States Enviornmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank

1.0 SUMMARY

A Phase I Environmental Site Assessment (ESA) was conducted in accordance with ASTM Standard E 1527-94 at the AlliedSignal Fluorglas McCaffrey Street facility (McCaffrey Street) in Hoosick Falls, NY between July 24-27, 1995 by Parsons Engineering Science, Inc. (Parsons ES). The site visit and reconnaissance was conducted by Ken Brownell and P. J. Beaumont of AlliedSignal, Inc. Fluorglas and Robert M. Kane and Fernando O'Loughlin of Parsons ES.

In accordance with the scope of work dated July 17, 1995, Parsons ES performed the following tasks:

1. Site records review:

Parsons ES reviewed current and historical documents made available from the McCaffrey Street facility (environmental files for all Fluorglas operations are retained at this location).

Records were reviewed for information related to environmental activities conducted in or near the McCaffrey Street facility. Records reviewed included chemical usage or inventories, waste management records, air emissions and wastewater discharge activities and permits, Resource Conservation and Recovery Act (RCRA) or Comprehensive Environmental Response Compensation and Liability Act (CERCLA) activities and health and safety operations.

2. Site reconnaissance:

Parsons ES performed a site reconnaissance of the McCaffrey Street facility to visually and physically observe and document conditions on the property. This task included inspections of the interior and exterior of the facility structures.

3. Occupant and owner interviews:

Parsons ES interviewed AlliedSignal Inc. Fluorglas personnel concerning the history and current use of McCaffrey Street and surrounding areas.

4. File search and records review:

Parsons ES retained Environmental Data Resources (EDR) to perform a search of federal and state regulatory agency electronic databases. This database search identified locations that are regulated under various environmental laws. It also identifies locations where releases of hazardous substances or petroleum products has occurred or is suspected.

5. Historical aerial photographs review:

Where available, Parsons ES reviewed historical photographs available from Rensselaer County and local historical collections particularly for time periods prior to recorded development of the property up to the present. Parsons ES identified location of activities that may pose an environmental concern to the ownership and future use of the McCaffrey Street facility as well as present potential liabilities from, or to, neighboring properties. (At the time of this writing, aerial photographs ordered from the archive service had not been received).

6. Evaluation of data and report preparation:

Parsons ES summarized significant findings and made recommendations for additional site assessment activities, if needed.

Parsons ES evaluated all information collected concerning McCaffrey Street and its surroundings to identify "Recognized Environmental Conditions" (as defined by ASTM Standard E1527-94 and defined).

The following Recognized Environmental Conditions were identified for the McCaffrey Street facility:

1. The presence of one #2 fuel oil UST whose age and general condition are unknown presents a material threat of a release.

2. Floor drains and a sump in the vicinity of the mixing and coating operations on the first level of the facility present a material threat of a release.

Other conditions of concern identified specifically in relation to the McCaffrey Street facility include:

1. General housekeeping practices in the mixing and coating areas and in the extruder room.

2.0 INTRODUCTION

2.1 PURPOSE

A Phase I Environmental Site Assessment (ESA) was conducted by Parsons Engineering Science Inc., (Parsons ES) of the AlliedSignal Fluorglas McCaffrey Street facility in Hoosick Falls, New York for the purpose of identifying "Recognized Environmental Conditions". The term Recognized Environmental Conditions, is defined in ASTM Standard Practice E 1527-94, as: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimus* conditions that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The purpose of this study is the provision of preacquisition due diligence to the prospective purchasers.

This ESA was conducted by Parsons under contract to Furon Company. The law firm of O'Melveny & Myers of Newport Beach, California is acting on behalf of Furon during pre-acquisition proceedings of AlliedSignal, Inc. Fluorglas products.

This report documents our investigations and presents our findings following the format of the American Society Testing Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate, E-1527-94. Section and subsection headings of this report reflect, with only minor variation, the headings of sections within the ASTM standard to facilitate cross-referencing.

2.2 SPECIAL TERMS AND CONDITIONS

The information and conclusions presented in this report are valid only for the circumstances of the site investigated as described in this report, as they existed during the July 1995 time period of the investigation.

This report does not constitute a warranty, guaranty, or representation of the absolute absence of hazardous or otherwise harmful substances or conditions found or, if such substances and conditions are on the site, that the investigation accurately defined the degree and extent of possible contamination of the site.

Parsons ES evaluated the reasonableness and completeness of available relevant information, but does not assume responsibility for the truth or accuracy of any information provided to Parsons ES by others or for the lack of information that is intentionally, unintentionally, or negligently withheld from Parsons ES by others.

After acceptance of this report, if Parsons ES obtains information that it believes warrants further exploration and development, Parsons ES will endeavor to provide that information to Furon Company, but Parsons ES will not be liable for not doing so.

This report is not a legal opinion. Only legal counsel retained by Furon is competent to determine the legal implications of information or conclusions contained in this report.

Parsons ES is not responsible for the occurrence or non-occurrence of any transaction involving the property based upon the information stated in this report, except as expressly provided for in the engineering services agreement between Parsons ES and Furon Company.

2.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

To achieve the study objectives, Parsons ES based its conclusions on the best information available during the period of the investigation. No investigative method con completely eliminate the possibility of obtaining partial, imprecise or incomplete information. Professional judgement was exercised in gathering and evaluating the information obtained, and Parsons ES is committed to the standard of care and competence of the engineering profession.

2.4 LIMITING CONDITIONS AND METHODOLOGY USED

The ESA was limited to a records review (federal/state environmental databases, aerial photographs, and records available on-site), site reconnaissance, and property occupant and

personnel interviews. The site Phase 1 investigation did not include electrical transformer inspections, a radon gas survey, an asbestos survey, a test for lead-based paint, analysis of potable water, a wetlands study, or soil and groundwater sampling and analysis.

3.0 SITE DESCRIPTION

3.1 LOCATION AND DESCRIPTION OF SITE

The AlliedSignal Fluorglas McCaffrey Street site is located in the County of Rensselaer in Hoosick Falls, New York. **Figure 3-1** shows the Site Location Map for the McCaffrey Street facility. The site is a light industrial manufacturing facility occupying a parcel of land encompassing 6.471 acres (source: Map of Lands Of McCaffrey Street Plant, surveyed by David F. Barrass, April 1995).

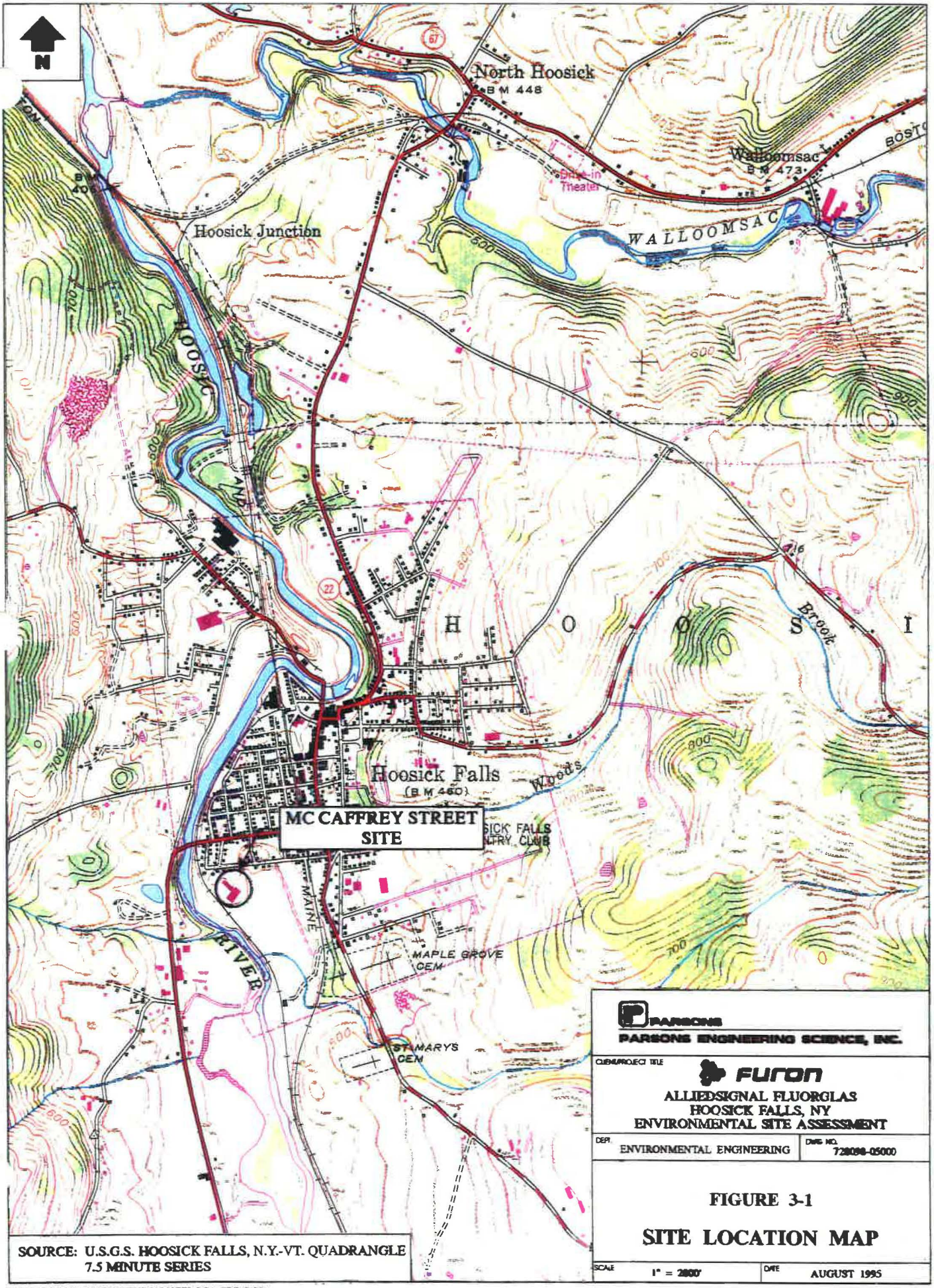
The facility building contains all manufacturing operations as well as general administrative offices and a small research and development department. The original building was constructed in 1961. According to P.J. Beaumont, additions were added in 1966 and 1975. The facility as it exists has a total area of approximately 60,000 square feet. The coating and mixing operations are located on the first floor of the building. The floor is slab-on-grade with floor drains present in several areas.

The second floor consists mainly of administrative offices and small laboratories. The extruding and molding operations are located on the third floor. The fourth level is used for research and development and general storage.

Utilities provided to the facility are electric, water, and sewer. Electricity to the facility is provided by Niagara Mowhawk. Water and sewer are provided by the Village of Hoosick Falls. The pad-mounted transformer is owned by Niagara Mohawk.

3.2 SITE AND VICINITY CHARACTERISTICS

The McCaffrey Street site is located in the southeast corner of the Village of Hoosick Falls. The area directly north of the facility is residential. The areas directly to the east, south and west are largely undeveloped. The facility is located on flat terrain in the floodplain of the Hoosic River. A former railine (Boston & Maine) is located on the western boundary of the property. The Hoosic River, west of the railine, is approximately 250 feet from the property boundary at its nearest point. The AlliedSignal, Inc. Fluorglas John



SOURCE: U.S.G.S. HOOSICK FALLS, N.Y.-VT. QUADRANGLE 7.5 MINUTE SERIES

PARSONS ENGINEERING SCIENCE, INC.

CLIENT/PROJECT TITLE

FURON

ALLIEDSIGNAL FLUORGLAS
HOOSICK FALLS, NY
ENVIRONMENTAL SITE ASSESSMENT

DEPT. ENVIRONMENTAL ENGINEERING

DWG NO. 728098-05000

FIGURE 3-1

SITE LOCATION MAP

SCALE 1" = 2000'

DATE AUGUST 1995

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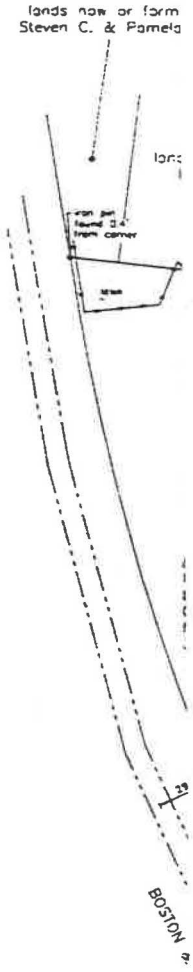
Street, Liberty Street and River Road facilities are located within a one-mile radius of the McCaffrey Street facility.

3.3 DESCRIPTIONS OF STRUCTURES, ROADS, OTHER ON-SITE IMPROVEMENTS

Aboveground structures present on the property other than the main facility building are an 18,000 gallon propane storage tank, a pad-mounted transformer and a metal storage shed. A smaller propane storage tank is present adjacent to the metal storage shed and is scheduled for removal by the facility. The remainder of the property is paved and gravel parking areas and gently sloped grassy areas. Underground structures present are a 10,000 underground storage fuel oil tank with a visible vent fill pipe, two separate septic lines shown on facility drawings running from the facility to the town sewer at Carey Avenue, and the propane distribution line running from the propane vaporizer to warehouse 2. **Figure 3-2** shows the locations of these structures and the surveyed property lines.

The main facility building as it exists today was constructed in three phases. The original facility building was built in 1961 on one level using a wooden frame construction. This area is currently occupied by the extrusion and molding process areas and is now considered the third level.

The second phase of construction was the addition of four levels attached to the original wood frame structure in 1966. This addition was a concrete block steel reinforced with a slab-on-grade foundation which contains the coating operations and administrative offices. The third phase of construction was the addition of warehouses #1 and #2 which are constructed of corrugated metal with a slab-on-grade foundation. One septic line serves the original facility building and is gravity feed. A new septic line was added around 1966 to serve the building additions added during the second phase of construction. Septic and floor drain discharges are fed by a pump to the newer septic line from the first level of the facility.



NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE REPORT AND IS, THEREFORE, SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR ANY STATEMENT OF FACTS SUCH DOCUMENTS WOULD DISCLOSE.

4. BOUNDARY LINES SHOWN ON THIS MAP ARE BASED ON RECOVERED CORNER MONUMENTATION AS SHOWN ON MAP REFERENCE #1.

5. THE SECOND PIECE OF PROPERTY CONVEYED BY DEED REFERENCE #1 PARCEL II IS DESCRIBED AS A 15' STRIP OF PROPERTY AND AN ADDITIONAL 27' STRIP OF PROPERTY BOTH OFF THE WESTERLY END OF THE LANDS OF HAYES AND BORDERING ON THE EASTERLY LINE OF BRENENSTUHL. THIS LINE IS SHOWN BY THE HEAVY SOLID LINE. THE REPUTED LOCATION OF THE BRENENSTUHL DEED LINE IS SHOWN BY THE HEAVY DOTTED LINE. THERE IS AN APPARENT OVERLAP OF THE CONVEYANCE FROM HAYES AND THE LANDS OF BRENENSTUHL. THE PARCEL SURVEYED MAY ALSO BE SUBJECT TO RIGHTS OF THE ADJOINERS AND THE RIGHTS OF THE PUBLIC ESTABLISHED THROUGH USAGE OF THE STREET PRESENTLY BEING MAINTAINED BY THE VILLAGE OF HOOSICK FALLS. A BOUNDARY LINE AGREEMENT BETWEEN ALL INVOLVED PARTIES IS RECOMMENDED TO ESTABLISH THIS LINE.

6. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS MAP.

DEED REFERENCE

1. OAK MATERIALS GROUP, INC., SUCCESSOR IN INTEREST TO O/E/N ACQUISITIONS INC. TO OAK MATERIALS GROUP, INC. DATED APRIL 2, 1986 AND RECORDED IN THE RENSSELAER COUNTY CLERK'S OFFICE ON APRIL 10, 1986 IN LIBER 1404 OF DEEDS AT PAGE 181.

MAP REFERENCE

1. SURVEY OF A PORTION OF LANDS OF OAK MATERIALS GROUP INC. PREPARED BY CHARLES E. HARTNETT & HAROLD A. BEHRENS, DATED JULY 31, 1980.

TAX MAP REFERENCE

VILLAGE OF HOOSICK FALLS 37.6 - 3 - 1

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

SOURCE OF SURVEY MAP: SURVEYED BY DAVID F. BARRASS LAN
9 MAPLE STREET, CORINTH, NEW YOR

PARSONS
PARSONS ENGINEERING SCIENCE, INC.

CLIENT/PROJECT TITLE
FURON
ALLIEDSIGNAL FLUORGLAS
HOOSICK FALLS, NY
ENVIRONMENTAL SITE ASSESSMENT

DEPT.	DWG NO.
ENVIRONMENTAL ENGINEERING	728098-02000

FIGURE 3-2

MAP OF LANDS OF ALLIEDSIGNAL FLUORGLAS PRODUCTS MC CAFFREY STREET FACILITY

SCALE	DATE
	AUGUST 1995

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3.4 INFORMATION REPORTED BY USER REGARDINGENVIRONMENTAL LIENS OR SPECIALIZED KNOWLEDGE OR EXPERIENCE

3.4.1 Environmental Liens

There were no environmental liens on the property either reported or identified through the property title search and interviews.

3.4.2 Specialized Knowledge or Experience

A disclosure document (AlliedSignal, Inc. Fluorglas Products, 1995) contained a summary of health, safety and environmental issues for the McCaffrey Street site. The disclosure document indicated that the facility is a large quantity generator of hazardous waste. Hazardous wastes generated by the facility include chromium bearing wastes from the coating operations and "off-spec" wastes from the R&D laboratory. The facility reportedly (Ken Brownell) ships all hazardous wastes off-site for disposal. The facility has one transformer which is owned by Niagara Mowhawk and has been confirmed through testing by Niagara Mowhawk to contain PCBs. The disclosure document did not indicate any known environmental violations or permitting issues. The facility has several permitted air emission sources associated with the coating towers which emit Triton X which is used as a dispersant in the coating process.

3.5 CURRENT USES OF THE PROPERTY

The McCaffrey Street site manufactures Polytetrafluoroethylene (PTFE) coated fiberglass and molded and extruded PTFE intermediates (SIC codes 2295, 3089). According to the disclosure document, the facility operates 365 days, 8,760 hours per year. The facility is also used as administrative offices and for research and development and employs approximately 95 people.

Coated fiberglass is produced by coating woven fiberglass with a dispersion of premixed liquid Teflon and an organic liquid surfactant (Triton). The mixture is then fed from a drum into a coating dip pan. The coating is then cured in an oven and collected on a web. Teflon

molding is produced by adding virgin or reprocessed teflon to a molding press under pressure where the mold is formed. The mold is then transferred to the curing oven for sintering. Teflon is extruded by adding granular teflon in metered doses to a continuous heated extruder. Coating operations are located on the first floor and extrusion and molding operations are located on the third floor of the building.

Hazardous wastes generated from the manufacturing operations consist primarily of various coating formulations used in the mixing and coating areas and from research and development conducted on the fourth level. An area on the first level of the building is marked as the hazardous waste accumulation area and is equipped with a spill containment system. Wastes are accumulated in marked drums and disposed of within 90 days. The facility is designated as a large quantity generator (EPA I.D. No. NYD 004986741). Wastes generated from R&D are accumulated in lab packs prior to disposal. Non-hazardous solid wastes are accumulated in the trash compactor adjacent to the loading dock.

There are several floor drains present in the manufacturing area on the first floor. According to P.J. Beaumont, the drains are connected to the sanitary sewer system for the facility. The facility has two sanitary sewer discharge points from the facility to the town sewer system. One discharge point is associated with the older part of the manufacturing building and is a gravity flow system. The second discharge point is associated with the newer addition and is pumped to the city sewer line from the "sump pit" located on the first level adjacent to the tower room. No drawings or other evidence to support this were made available to Parsons ES. The local POTW does not require McCaffrey Street to permit these discharges.

3.6 PAST USES OF THE PROPERTY

According to P.J. Beaumont and Bob Grobuski, the facility was originally built in 1961 for Dodge Fibers Corp. and was used first for producing extruded tapes and then circuit board laminates. Oak Materials Group (Oak Electronetics) purchased the property from Dodge Fibers between 1969 and 1971. Oak Electronetics (Oak Industries) operated the facility until 1987 when it was sold to AlliedSignal Fluorglas. Prior to 1961 the property was vacant land.

3.7 CURRENT AND PAST USES OF THE ADJOINING PROPERTIES

The adjoining properties to the McCaffrey Street property are mixed residential and undeveloped land. There were no indications of any processes or practices currently in use at the adjoining properties to indicate that they are, or may potentially contribute to "recognized environmental conditions" at the McCaffrey Street site. There is a history of residential and small commercial properties north of the McCaffrey Street property.

4.0 RECORDS REVIEW

This section presents information concerning the McCaffrey Street site and its surroundings from various recorded sources. Electronic databases representing standard environmental record sources, physical setting sources, and available historical records were reviewed. Information pertinent to McCaffrey Street property is summarized in this section.

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

Parsons ES retained the services of Environmental Data Resources Inc. (EDR), an environmental database company, to search applicable regulatory agency lists and standard environmental record sources to identify locations of potential environmental concern within the ASTM Standard E1527-94 minimum search distances. The following is a summary of the database search results from the EDR Report, dated July 31, 1995. The complete EDR report is presented in **Appendix A**.

4.1.1 United States Environmental Protection Agency (USEPA) - National Priorities List (NPL)

The National Priorities List, also known as the Superfund list, is an EPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based on a score that a site receives from the EPA hazardous ranking system. These sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There are no NPL sites located within ASTM E 1527-94 specification's one-mile minimum search distance from the property. This one-mile search distance is measured from the nearest property boundary.

4.1.2 USEPA-Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

The CERCLIS is a compilation of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the EPA for the release, or threatened release of hazardous substances. Once a site is placed on CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priorities List.

There are no CERCLIS sites located within the standard's one-half mile minimum search distance from the property.

4.1.3 USEPA - Resource Conservation and Recovery Act Information System (RCRIS)/ Treatment, Storage, and/or Disposal (TDS) Facilities

The RCRIS TSD list identifies those facilities or locations that have notified the EPA and/or NYSDEC of their activities relative to their on-site treatment, storage and/or disposal of hazardous wastes. A listed site does not necessarily indicate environmental problems at the site, but rather that the site is (or was) engaged in hazardous waste activities and, therefore, may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

The are no TSDF facilities located within the standard's one-mile minimum search distance from the subject property.

4.1.4 USEPA-RCRIS/Large Quantity Generators

The RCRIS/Large Quantity Generators list identifies those facilities or locations that have notified the EPA and/or the NYSDEC that they generate (or have generated) at least 1,000 kilograms (kgs) or 2,200 pounds (lbs) of non-acutely hazardous wastes and/or 1 kg or 2.2 pounds of acutely hazardous waste, monthly. A listed site does not necessarily indicate environmental problems on the site, but rather that the site is (or was) engaged in hazardous waste activities and, therefore, may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

There is one listed large quantity generator of hazardous waste within the standard's one-eighth mile minimum search distance from the subject property. This property is identified as a Fluorglas facility owned by Oak Industries Inc. located at the junction of River Street and Rt. 22, approximately 1/8 to 1/4 miles from the McCaffrey Street facility. There are several other LQGs identified on the "orphaned sites" list including an AlliedSignal Laminates facility. These sites were not mapped due to insufficient information and may or may not be located within a one-mile radius of the McCaffrey Street site.

4.1.5 USEPA - RCRIS/Small Quantity Generators

The RCRIS/Small Quantity Generators list identifies those facilities or locations that have notified the EPA and/or NYSDEC that they generate (or have generated) more than 100 kg (220 lbs) and less than 1,000 (2,200 lbs) of non-acutely hazardous wastes and/or 1 kg (2.2) lbs of acutely hazardous waste, monthly. A listed site does not necessarily indicate environmental problems on the site, but rather that the site is (or was) engaged in hazardous waste activities and, therefore, may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

There are no listed small quantity generators of hazardous waste within the ASTM standard's one-eighth mile minimum search distance from the property.

4.1.6 USEPA - Emergency Response Notification System (ERNS)

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. The ERNS report only includes releases from 1988 to the last quarterly update.

The standard's ERNS minimum search distance is limited to the property itself. The McCaffrey Street facility, is not listed in the ERNS database.

4.1.7 USEPA - RCRA Administrative Action Tracking System (RAATS)

The RAATS list identifies those facilities that are currently, or at one time were, subject to EPA enforcement for activities relative to their handling of hazardous wastes. A listed site does not necessarily indicate environmental degradation on the site, but rather that the facility was cited by the EPA for violation of laws regarding the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

ASTM E 1527-94 specification's RAATS minimum search distance is limited to the property itself. The McCaffrey Street facility is not listed in the RAATS database.

4.1.8 USEPA - Facility Index Data System (FINDS)

The FINDS list identifies facilities and/or locations that are subject to regulation under certain EPA programs, due to operations conducted at these sites. A listed site does not necessarily indicate environmental problems on the site, but rather that the site conducts operations that may have the potential to cause environmental degradation if hazardous compounds are released in an uncontrolled manner.

The standard's FINDS minimum search distance is limited to the property itself. The McCaffrey Street facility is not listed in the FINDS database.

4.1.9 USEPA - Toxic Release Inventory System (TRIS)

The TRIS list identifies those facilities that are required to submit annual reports relative to the estimated release of toxic chemicals to the environment, as stipulated under Section 313 of the Emergency Planning and Community Right-To-Know Act (EPCRA, or Title III of the Superfund Amendments and Reauthorization Act of 1986). This reporting is required to provide the public with information on the release of listed toxic chemicals in their communities and to provide the EPA with release information to assist the Agency in determining the need for future regulations. Facilities subject to these provisions must report the quantities of both routine and accidental releases of listed toxic chemicals.

The standard's TRIS minimum search distance is limited to the property itself. The McCaffrey Street facility is not listed in the TRIS database. AlliedSignal Fluorglas, however, submitted Form R reports to the EPA in 1987 and 1988.

4.1.10 USEPA - PCB Activity Database (PADS)

This database identifies generators, transporters, commercial stores and/or brokers and disposers of PCBs who are required to notify the USEPA of such activities.

The standard's PADS minimum search distance is limited to the property itself. The McCaffrey Street site is not listed in the PADS database.

4.1.11 Department of Transportation (DOT) - Hazardous Materials Incident Report System (HMIRS)

This list contains hazardous materials spill incidents reported to the Department of Transportation.

The ASTM standard's HMIRS minimum search distance is limited to the property itself. The McCaffrey Street site is not listed in the HMIRS database.

4.1.12 New York State Registered Underground Storage Tanks (USTs)

The New York State Department of Environmental Conservation maintains a database for all registered underground storage tanks in the state. Under RCRA, USTs must be registered with the NYSDEC Petroleum Bulk Storage Facility database.

The McCaffrey Street site is listed under this database as containing one, 8,000 gallon, single-walled steel UST storing #1,2 or 4 fuel oil. Several "orphaned sites" which were not mapped due to insufficient information and were therefore not considered in the analysis, are listed as containing USTs. These sites may or may not be located within a one-mile radius of the McCaffrey Street site. The AlliedSignal Fluorglas River Road #3 and Laminates facilities are listed on this database as containing USTs.

4.1.13 New York State Underground Storage Tank Program - Leaking Underground Storage Tanks (LUST)

The New York State Department of Environmental Conservation maintains a database for reported leaking underground storage tank (LUST) incidents.

There is one listed LUST within the ASTM standard's one-half mile minimum search distance from the property. This site is the Lovejoy Chaplet Corp. located on 12 River Street approximately 1/4-1/2 mile east-northeast of the McCaffrey Street facility. The database lists this site as reporting a spill of fuel oil in March 1989. This incident is listed as resolved with the state indicating that the spill was contained and cleaned-up to the states' satisfaction. Several "orphaned sites" which were not mapped due to insufficient information and therefore were not considered in the analysis, are listed as containing LUSTs. A Norplex Oak facility on River Road was listed on the orphaned sites list as containing a LUST.

4.1.14 State Solid Waste Facilities/Landfill Sites (SWF/LS)

This database contains an inventory of solid waste disposal facilities or landfills which may be active or inactive facilities or open dumps that failed to meet RCRA criteria for solid waste landfills or disposal sites.

There were no sites listed within the 0.5 mile standard radius search from the subject property.

4.1.15 State Hazardous Waste Sites (SHWS)

NYSDEC maintains a database of priority sites planned for cleanup using state funds and sites in which the cleanup will be funded by PRP groups. These sites may or may not be listed on the CERCLIS list.

There were no sites listed within the 1.0 mile standard radius search from the subject property.

4.1.16 NPL Liens Sites

The USEPA maintains a listing of filed notices of Superfund Liens against properties for recovery of expenditures for remedial actions or when the property owner receives notification of potential liability.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the NPL Liens database.

4.1.17 Toxic Substances Control Act Sites (TSCA)

The USEPA maintains a list of importers of chemical substances included on the TSCA chemical inventory list.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the TSCA database.

4.1.18 Material Licensing Tracking System (MLTS)

The Nuclear Regulatory Commission maintains a list of sites which process or use radioactive materials and which are subject to NRC licensing requirements.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the MLTS database.

4.1.19 Record of Decision Sites (ROD)

The National Technical Information Service (NTIS) contains a list for which ROD documents mandate a permanent remedy at NPL (Superfund) sites.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the ROD database.

4.1.20 Superfund (CERCLA) Consent Decrees

The EPA maintains a list of consent decrees issued by the United States District Courts which establish responsibility and standards for cleanup at NPL (Superfund) sites.

The search distance is limited to the property itself. The McCaffrey Street facility is not listed in the Consent Decrees database.

4.1.21 Manufactured Coal Gas Sites

Real Property Scan, Inc. provides a list of existing coal gas sites. Prior to the widespread use of natural gas, manufactured gas was produced at thousands of plant sites throughout the U.S. Along with the production of gas, these plants produced large quantities of by-products including complex mixtures of coal tars, sludges, oils and other chemicals. Coal tar was the principle by-product from the gasification process.

There is one site listed within the 1.0 mile standard radius search from the subject property. The site is listed as Fidelity Gas Light Co. which is mapped approximately 1/2 mile to the north of the McCaffrey Street property. This site is not expected to have an environmental impact on the McCaffrey Street site due to the distance from the site as well as the nature of the by-products produced from coal gasification (i.e. not mobile in soils and groundwater).

4.2 PHYSICAL SETTING SOURCE(S)

4.2.1 U.S.G.S. 7.5 Minute Topographic Map

Figure 3-1 presents the McCaffrey Street Facility on a U.S.G.S.7.5 minute series topographic map.

4.2.2 Geologic and Hydrologic Review

Based upon information supplied in the EDR-Radius Map Report, the subsurface stratigraphy is characterized by sand and gravel formations within a 0.5-1.0 mile radius to the north and south and till within 1.0-2.0 miles east. The report also identifies the general

topographic gradient as east-northeast. Even though the hydrogeological gradient information is not given due to insufficient data, groundwater flow generally conforms to the surface topography; meaning that the likely regional groundwater flow would also be east-northeast. Localized influences such as the Hoosic River may affect groundwater flow in the immediate vicinity of the McCaffrey Street site. Based upon the topographic relief at the McCaffrey Street property, groundwater flow is expected to be generally to the west towards the Hoosic River. Depth to groundwater was listed as 28 feet in a well located in a sand and gravel aquifer approximately 1/2-1.0 mile to the north.

4.3 HISTORICAL USE INFORMATION

4.3.1 Aerial Photographs

National Aerial Resources of Troy, NY was contracted by Parsons ES to locate and supply copies of aerial photographs of the subject property. Two photographs, one taken on May 8, 1960 and the other on April 29, 1992 were located and reviewed. The 1960 aerial photo reveals the property was undeveloped. No buildings are evident. The 1992 aerial photograph reveals conditions little changed from those observed in the 1995 site reconnaisance reported herein.

4.3.2 Fire Insurance maps

Parson ES used EDR to conduct a search of available fire insurance maps for the McCaffrey Street site. The EDR-Fire Insurance Map Abstract includes a review of fire insurance maps available through the Library of Congress, University Publications of America, and various public local sources. The full EDR-Fire Insurance Map Abstract report is included in **Appendix A**.

The EDR-Fire Insurance Map Abstract identified fire insurance maps for 1910 and 1945 for the McCaffrey Street site and surrounding properties.This information was used to develop the site history chronology shown below.

4.3.3 Property Tax Files

(see following section)

4.3.4 Recorded Land Title Records

Parsons ES obtained Land Title Records from AlliedSignal Fluorglas for the McCaffrey Street facility. The records consist of a mortgage search, deed search, title search, tax search, and description of easements by Lawyers Title Insurance Corporation dated April 17, 1995. A copy of the records are shown in **Appendix C**.

4.3.5 Building Department Records

The community offices of the Village of Hoosick Falls were contacted for building information and records relative to the McCaffrey Street property. No records or files were located.

4.3.6 Zoning/Land Use Records

Parsons ES obtained a copy of a zoning map from the Village of Hoosick Falls Town Clerk's Office indicating general zoning in the Village of Hoosick Falls. According to this map, the McCaffrey Street facility is located in an area zoned as industrial.

4.4 SITE HISTORY CHRONOLOGY

Based upon the information obtained from the above sources, a historical chronology for the site was developed:

Date	Source/Interpretation
1860	Map of Hoosick Falls indicates the McCaffrey Street property is undeveloped south of River Street. Area north of River Street is residential.
1874	Map of Hoosick Falls shows the McCaffrey Street property as undeveloped.

1908	E.M. Parker & E.B.& L. Bentley sell lot to A.E. Jones. No reference to development of property or existing buildings.
1910	Sanborn Fire Insurance Map indicates residential development on properties adjoining Carey Street and north of property.
1927	Neighboring property of the late M. Fitzgerald "known as the Brewery Property". Potential for dump on neighboring property (primarily glass). No indication that a large brewery operated here.
1927	G. A. Parker & E.M. Parker sell lands between B&M rail line and river to Hoosick Iron Works.
1945	Sanborn Fire Insurance maps indicate residential and one small, light industrial (unidentified) building within approximately three blocks north of property.
1955	Cleeve Dodge founds manufacturing company.
1960	Aerial photograph: McCaffrey Street property is undeveloped.
1961	Cleeve Dodge occupies McCaffrey Street operating a fabric coating process similar to the process in operation today (actual knowledge P.J. Beaumont).
1967	Oak Industries acquires facility.
1986	AlliedSignal acquires facility.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

A site reconnaissance of the McCaffrey Street site was conducted by Parsons ES personnel during the week of July 24-28, 1995. Representatives of AlliedSignal, Inc. Fluorglas Products were interviewed during this period for information related to current and past uses of hazardous materials, site history, waste disposal practices, manufacturing processes, and property development. Photographs taken during the site reconnaissance were retained by representatives of AlliedSignal. The following sections summarize the pertinent information gained from the site reconnaissance and interviews.

5.1 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

Various hazardous materials are used for the manufacturing and research and development activities conducted.at the McCaffrey Street facility. The facility is registered as a large quantity generator due to the generation of chromium bearing wastes from the coating and mixing operations located on the first level of the facility. The facility also uses small quantities of solvents in the research and development lab which are stored in marked storage cabinets and disposed of in various sized lab packs for off-site disposal. **Appendix B** contains a listing of hazardous materials and quantities used at the McCaffrey Street facility under Form 209-U for the Office of Fire Prevention and Control. These include ammonia hydroxide (110 gal.), various lab packs (1 and 50 gal.), PTFE resins and dispersants (1000 gals. ea.), acids (60 gal.), green dispersion (60 gal.), various aerosols (5 gal.).

5.2 HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS

The facility stores reprocessed and virgin PTFE resins used in the molding and extruding processes in 100 lb containers on the third level of the facility. A 55 gallon drum of hydraulic oil was observed adjacent to the extruder room on the third level. The drum was intact however, leakage of hydraulic oil from overhead process machinery onto the concrete floor was observed in this area during the site visit. The leakage appeared to be contained to a small area. There were no floor drains observed in this area. Green dispersant (OC605) is also stored in the molding room. All storage containers appearance intact and there were no

signs of visible leakage. A floor drain trough was present in this area of the facility and appeared to be dry during the site visit. General housekeeping in this area appeared to be good.

The mixing and coating area on the first level stores and uses various teflon dispersants and chromium containing dyes which are recycled in satellite stations prior to disposal. General housekeeping in this area was poor with staining on walls and floors around the various satellite stations noted. Floor drains are present in several locations in this area of the facility. A "sump pit" is also present in the teflon storage room on this level. According to P.J. Beaumont, this sump pit acts as a common collection point for all septic and floor drain discharges from this part of the building (1966 additions) prior to being pumped to the local POTW. The hazardous waste storage area is also located on this level adjacent to the mixing and coating rooms. This area is clearly marked as the hazardous waste storage area and is situated on concrete flooring equipped with spill containment trenches. There were no drums present in this area during the site visit. Wastes are accumulated and disposed off-site every 90 days. The facility uses Ross Incineration Services for waste disposal services.

Hazardous wastes generated from "off-spec" materials in the R&D laboratory are stored in one and 50 gallon lab packs for off-site disposal by either Ross Incineration Services or Clean Harbors.

5.3 STORAGE TANKS

The McCaffrey Street facility has one 18,000 gallon aboveground storage tank for propane and one 8,000 gallon underground storage tank (UST) for #2 fuel oil. The UST is registered with NYSDEC (Registration # 4-120685) and was last leak tested in 1992. **Appendix D** contains leak test results for the UST. The UST is a single-walled, steel, non-cathodically protected tank whose age is unknown, but most likely dates back to 1961 when the facility was originally constructed. The only other bulk storage tanks that were noted during the site visit were a temporary storage tank for propane and a 1000 gallon oil storage tank lying on grade. Both of these tanks are believed to be empty and are scheduled to be removed by the facility. There were no other bulk storage tanks or piping observed during the site visit. There was no visual evidence of staining, spillage or other releases associated with these tanks and aboveground piping. The facility has plans to remove the existing 8,000 gallon UST as

soon as August 1995 as part of AlliedSignal's program to remove all existing USTs at the Fluorglas Hoosick Falls facilities.

5.4 INDICATIONS OF PCBs

There is one exterior pad-mounted transformer located on the facility property. The transformer is owned and operated by Niagara Mohawk. They have informed AlliedSignal that the transformer fluid has been tested and 237 ppm of PCBs found. No spill containment was observed for this transformer. Mr. Ken Brownell indicated that AlliedSignal was attempting to obtain an agreement with Niagara Mohawk to replace the transformer with one owned and operated by AlliedSignal.

There was no other visual or physical evidence of PCB containing equipment observed during the site visit or from interviews and records.

5.5 INDICATIONS OF ASBESTOS

According to Ken Brownell, no asbestos material has been identified in the McCaffrey Street facility. There was no visual or physical evidence of asbestos materials noted during the site reconnaissance.

5.6 INDICATIONS OF SOLID WASTE DISPOSAL

Non-hazardous solid waste is collected in a dumpster located adjacent to the loading dock area. AlliedSignal, Inc. Fluorglas Products uses Browning Ferris Industries (BFI) as their solid waste haulers. There was no visual or physical evidence suggesting other solid waste disposal at the facility including filling and grading, mounds or depressions, pits, or debris on exterior portions of the property.

5.7 PHYSICAL SETTING ANALYSIS, IF MIGRATING HAZARDOUS SUBSTANCES ARE AN ISSUE

A potential source of migrating hazardous or petroleum substances is the #2 fuel oil UST. The UST is located at the top of a gradual slope approximately 300 feet from the expected

downgradient property boundary with respect to groundwater flow. The tank is adjacent to the original facility building foundation and is buried under uncovered soils.

There was no evidence of groundwater wells on the property or within the property bounds during the site reconnaissance. The EDR-Radius Map Report supplied information on number and locations of wells in the vicinity of the McCaffrey Street facility from federal, state and public water supply sources. The closest well identified is located to the south of the facility within a 1/8 mile radius in a sand and gravel aquifer. The next closest well identified is located east of the facility within a 1/2 mile radius. The closest public water supply well identified is located to the south approximately 1/4-1/2 mile from the facility. No past or present violations were noted for this public water supply well.

5.8 OTHER CONDITIONS OF CONCERN

Housekeeping

Although general housekeeping was noted to be good, staining and spillage of pigments and dyes were noted in areas of the mixing room. Improvement of storage, handling and disposal of these materials would minimize the potential for discharges to existing floor drains. The facility should also consider sealing floor drains which are in the vicinity of the mixing and coating operations to eliminate potential releases to the site drainage system.

Sump Pit

According to P.J. Beaumont and Ken Brownell, the floor drains and septic discharges associated with the newer building additions in 1966 discharge to a common sump pit in the first level of the facility, adjacent to the coating tower room. These discharges are then pumped to the local sewer system. No drawings were made available to Parson ES to confirm the as-built design of this system or any studies which traced discharges from this location or to document the integrity of the sump pit.

6.0 FINDINGS AND CONCLUSIONS

6.1 SUMMARY

There were two "Recognized Environmental Conditions" identified with the McCaffrey Street property:

1. The presence of one #2 fuel oil UST whose age and general condition are unknown presents a material threat of a release.

2. Floor drains and a sump in the vicinity of the mixing and coating operations on the first level of the facility present a material threat of a release.

6.2 GENERAL CONCLUSIONS

1. Hazardous substances and petroleum products are used in the manufacturing processes at the McCaffrey Street facility. The majority of the hazardous waste generated is chromium containing dyes from the mixing and coating operations. Petroleum products are associated with the existing UST which is used to fire the one facility boiler (rated @ 300,000 Btu/hr). The facility is planning to remove the one UST. The facilities hazardous and solid waste handling and disposal practices appear to be satisfactory.

2. The existing UST used to store #2 fuel oil represents a potential environmental liability due to its age (undocumented, but likely installed when the facility was originally built in 1961) and construction (non-cathodic, single walled, carbon steel, no leak detection or protection). Phase II investigations are recommended if AlliedSignal does not proceed with removal and closure in accordance with existing NYSDEC guidelines.

3. General housekeeping practices were poor in the mixing and coating areas which represents a potential liability due to the presence of floor drains in this area of the facility.

4. Further investigations of the sump pit and associated floor drains may be warranted. Site drawings (as-built), tracer studies, sampling or other investigations of these structures should be obtained from either Fluorglas or Laminates systems if available. Additional interviews of facility personnel familiar with the construction of these structures is advisable.

5. There were no pits, ponds, lagoons, drums, stained soil or pavement, stressed vegetation, wells, solid wastes or septic systems observed in the exterior of the facility during the site reconnaissance.

6. Stormwater runoff does not appear to contact any industrial processes or storage facilities and tje facility is exempt from permitting requirements due to its SIC codes (see letter to NYSDEC in **Appendix D**).

7. Historical records do not indicate that the McCaffrey property or surrounding properties may have resulted in "recognized environmental conditions" at the facility from past usage.

8. The McCaffrey Street facility has not conducted any environmental studies of the groundwater or soils in or around the property.

9. Testing for the potential presence of asbestos, radon and mercury/PCB lighting ballasts has not been conducted at the facility.

Based upon the Recognized Environmental Conditions and concerns, Phase II activities are recommended. These Phase II activities would involve the testing of soil and/or groundwater in the vicinity of the #2 fuel oil UST if the facility does not proceed with its planned removal.

7.0 REFERENCES, PROJECT PERSONNEL, AND INFORMATION SOURCES

7.1 REFERENCES

AlliedSignal Inc. Fluorglas Products, 1995. Health, Safety and Environmental Disclosure Schedule, April 1995.

American Standard Testing Materials, 1993. ASTM Standards on Environmental Site Assessments for Commercial Real Estate, E1527-93 and E1528-93, Philadelphia, PA. PCN: 03-550093-65.

7.2 PARSONS ENGINEERING SCIENCE PROJECT PERSONNEL

Name	Degree	Years of Experience	Project Responsibilities
Jeffrey W. Adams	B.S. Chemical Engineering	21	Program Manager Report Review
Robert M. Kane	M.S. Environmental Engineering	11	Site Reconnaissance, Interviews and Report Preparation
Sam Nejame	B.S. Chemical Engineering	10	Site Reconnaissance, Interview and Report Preparation
Fernando O'Loughlin	B.S. Geology	7	Site Reconnaissance, Interviews and Report
Thomas B. Ford	M.A. Anthropology	18	Site Reconnaissance, Interviews and Report preparation

7.3 ALLIEDSIGNAL FLUORGLAS PROJECT PERSONNEL

Name	Work Location	Assignment
William E. Noonan	McCaffrey Street	Vice President/General Manager
Ken Brownell	McCaffrey Street	Manager Safety/Environmental Assurance
Bob Grobuski	McCaffrey Street	Facility Personnel
P.J. Beaumont	John Street/River Road #2	Manufacturing Manager
Mark Merrell	Liberty Street/River Road	Manufacturing Manager

7.4 OTHER INFORMATION SOURCES

Name	Affiliation
Edith Beaumont	Hoosick Township Historical Society Louis Miller Museum 166 Main Street Hoosick Falls, N.Y. 12090 (518) 686-4682
Barbara Miller	U.S. Soil Conservation Services 7th and State Troy, N.Y. (518) 271-1740
Susan Smith	New York State Department of Environmental Conservation (NYSDEC) (518) 457-0532
	Bennington Museum Library Route 7 Bennington, VT.
N/A	Village of Hoosick Falls Water Co. (518) 686-7071
N/A	Niagara Mowhawk Corp. (518) 773-4212

Theresa Reinfurt	Village of Hoosick Falls Clerks Office (518) 686-7072
Victor Santo	New York Historic Preservation Agency (518) 237-8643